

Minutes
Historic District Commission Meeting
Monday, February 22, 2016
Town Hall Meeting Room, Old Town Road
7:00pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, W. Douglas Gilpin, Jr., and Claire McQueeny.

Absent: Dennis Riordan, Mark Vaillancourt, and Michael Ballard.

Teresa Chmiel, Administrative Assistant was present for the recording of the minutes.

Call to Order

Chair William Penn called the meeting to order at 7:12pm.

Matters from the Public not on the Agenda

Mr. Penn commented as a member from the public, stated Terri Chmiel's last day with the Town and as the Clerk for the Historic District Commission is Friday, February 26, 2016. He thanked her along with the Commission and she responded by saying "It has been an honor and privilege to work with all of you, thank you."

Approval of December 21, 2015 and January 25, 2016 minutes

Mr. Gilpin made a motion, seconded by Ms. Ball to approve the minutes of December 21, 2015 with an address correction on item #2 and the minutes of January 25, 2016 as presented.

4 Ayes (Penn, Ball, McQueeny, and Gilpin)

0 Nays

3 Absent (Riordan, Vaillancourt, and Ballard)

Signs:

251 Spring Street. Plat 7, Lot 49. Application by Steven Filippi to install replacement signs and a change in color on a previously approved application.

Steven Filippi business/property owner presented. Mr. Filippi explained he wishes to replace four signs changing the coloring to a black background with gold lettering. He presented photographs of the existing signs and a mockup of the new signs, including the location of each sign. Mr. Gilpin commented the color highlights the new logo; basically the replacement signs are the same wording, same size, fresh new logo, and the signs are uniform. Mr. Penn stated the total signage equals 15.65 square feet and the building frontage is 111 feet; therefore the new signs are less than the maximum allowable number of square feet permitted.

Mr. Gilpin, Jr. made a motion, seconded by Ms. McQueeny, to approve four new signs for the Manisses, Plat 7 Lot 49. The following is based on the findings of fact:

- The approval is for the four signs as presented;
- The total area of the proposed sign is less than the maximum allowable number of square feet permitted, as required under Section 504(C)(2) of the Zoning Ordinance; and
- The new signs meet the requirements under Section 504 of the Zoning Ordinance.

4 Ayes (Penn, Ball, McQueeney, and Gilpin)

0 Nays

3 Absent (Riordan, Vaillancourt, and Ballard)

Mr. Filippi asked for approval for a color change to the replacement sign for Plat 7, Lot 26, which the Commission approved on November 16, 2015. Mr. Penn stated this will be granted under Administrative approval.

Preliminary:

Island Enterprises, Inc. Plat 7, Lot 34-1. Application by Frank DiBiase, Sr. to install a seasonal canopy.

Glen Fontecchio, architect presented on behalf of the owner. Mr. Fontecchio presented plans and material colors for the canopy. The Commission and applicant were in agreement on a gray material fabric. Mr. Gilpin, Jr. asked the applicant if he has seen a large sample of the colors, Mr. Fontecchio replied no. Mr. Gilpin suggested the Commission may want to give some lead way on choosing the gray color that best compliments the building. The color was narrowed down to three choices: Light Gray, Interferential, or Alu.

Mr. Gilpin, Jr. made a motion, seconded by Ms. McQueeney, for final approval of the installation of a seasonal canopy for Plat 7, Lot 34-1, Island Enterprises based on the following findings of fact:

- The newly constructed building is located in the Historic District;
- The approval is install a seasonal canopy; that is
- Consider a temporary structure to be used in inclement weather; and to
- Allow the architect to select the best color whether Light Gray, Interferential or Alu;

4 Ayes (Penn, Ball, McQueeney, and Gilpin)

0 Nays

3 Absent (Riordan, Vaillancourt, and Ballard)

Island Enterprises, Inc. Plat 8, Lot 84-6. Application by Frank DiBiase, Sr. to renovate an existing residential structure to include: windows, siding, roofing, and dormers.

Glen Fontecchio, architect presented on behalf of the owner. Mr. Fontecchio is back before the Commission with final details asking for final approval. He presented rail, door and window details. The railing is Azek Trademark with composite balusters, which will match the railing used on the barn. The proposed front door will be a fiberglass composite material; part of an assembly with a fixed panel beaded material to give an appearance of a barn door. The windows will be Paradigm with simulated divided light, double panes with spacer bars, and interior/exterior grills.

Mr. Gilpin, Jr. made a motion, seconded by Ms. McQueeney, to approve final alterations for the “small barn” at the Spring House for Plat 8, Lot 84-6, Island Enterprises, Inc. based on the following findings of fact:

- A historic structure located on an easement site;
- A letter was received from the Historic Preservation & Heritage Commission, which has been reviewed and also concurs with the design as presented by the architect;
- **This being final approval the approval includes:**
- The use of Paradigm windows with simulated divided lights, spacer bars, exterior applied grills;
- The railings will be the Azek Trademark style;
- One of the doors will have a simulated sliding door which consists of a glass unit fixed to create the sliding door illusion; and
- The architect has submitted drawings of the railing, windows, and door elevations, which were requested at the January meeting.

4 Ayes (Penn, Ball, McQueeney, and Gilpin)

0 Nays

3 Absent (Riordan, Vaillancourt, and Ballard)

Discuss/Act on the Historic & Cultural Resources Draft of the Comprehensive Plan Historic Chapter.

Mr. Gilpin, Jr., will contact Alison Ring, Town Planner to schedule a meeting including Ms. Ball to review the proposed changes to the Comprehensive Plan Historic Chapter as discussed in previous HDC meetings.

Election of Officers.

Ms. McQueeney made a motion, seconded by Mr. Gilpin, Jr. for the officers to remain in their current position: William Penn, Chair; Martha Ball, Vice-President; and Michael Ballard, Secretary.

4 Ayes (Penn, Ball, McQueeney, and Gilpin)

0 Nays

3 Absent (Riordan, Vaillancourt, and Ballard)

Adjournment.

Ms. Ball made a motion, seconded by Mr. Gilpin, Jr., to adjourn the meeting at 7:45pm.

4 Ayes (Penn, Ball, McQueeney, and Gilpin)

0 Nays

3 Absent (Riordan, Vaillancourt, and Ballard)

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant Building & Land Use Department

Approved: March 21, 2016